




Marc Barreca
U.S. Bankruptcy Court Judge
(Dated as of Entered on Docket date above)

UNITED STATES BANKRUPTCY COURT
WESTERN DISTRICT OF WASHINGTON
AT SEATTLE

In re:
SOUND HOUSING, LLC,

Debtor.

Bankruptcy Case No. 21-10341-MLB

Adversary Case No. 23-01013-MLB

JUDGMENT AND ORDER

STUART HEATH, solely in his capacity as
Chapter 11 Post-Confirmation Trustee of the
Estate of SOUND HOUSING, LLC,

Plaintiff,

v.

JOELLE ABRAMOWITZ, individually,

Defendant.

THIS MATTER came before the Court on the Plaintiff's Motion for Default Judgment.
The Court, being duly advised, hereby finds and concludes that said Motion should, and the
same is hereby GRANTED.

FINDINGS

1 1. This Court has jurisdiction over Joelle Abramowitz and the subject matter of
2 this action. Venue in the United States Bankruptcy Court for the Western District of
3 Washington is proper.

4 2. On September 27, 2017, Sound Housing, LLC executed a promissory note in
5 the amount of \$50,000 in favor of Defendant Abramowitz. On September 27, 2017, Defendant
6 Abramowitz was granted a deed of trust in real property located at 13328 132nd Ave. NE,
7 Kirkland, WA 98033 (the "Kirkland Property").

8 3. The September 27, 2017 promissory note matured on October 1, 2019.

9 4. Sound Housing, LLC failed to pay the promissory note when it was due, and
10 Defendant Abramowitz obtained a judgment against Sound Housing, LLC on February 17,
11 2021, two days before Sound Housing, LLC filed for bankruptcy relief.

12 5. Defendant Abramowitz filed a proof of claim in the amount of \$66,553.03 on
13 the basis of the promissory note, deed of trust, and February 17, 2021 judgment (Claim No. 6).

14 6. Mr. Heath, in his capacity as Chapter 11 Trustee for the bankruptcy estate of
15 Sound Housing, LLC, caused the Kirkland Property to be sold on February 24, 2022 for
16 \$1,050,000.

17 7. Ms. Abramowitz received \$78,444.21 from the Kirkland Property sale proceeds
18 on the account of the September 27, 2017 promissory note and deed of trust.

19 8. The judgment lien arising out of the February 17, 2021 judgment entered in
20 favor of Joelle Abramowitz in King County Superior Court Cause No. 20-2-17125-5 SEA was
21 a transfer: to or for the benefit of a creditor; for or on the account of an antecedent debt owed
22 by Sound Housing, LLC before the transfer was made; made while Sound Housing, LLC was
23 insolvent; made on or within 90 days before the date of the filing of Sound Housing, LLC's
24 bankruptcy petition; that enables the Defendant to receive more than she would receive if the
25 case were a cause under Chapter 7, the transfer had not been made, and such creditor received

1 payment of such debt to the extent provided by the provisions of Title 11 of the United States
2 Bankruptcy Code.

3 JUDGMENT

4 IT IS HEREBY ORDERED, ADJUDGED and DECREED that:

5 1. The judgment lien arising out of the February 17, 2021 judgment entered in
6 favor of Joelle Abramowitz in King County Superior Court Cause No. 20-2-17125-5 SEA is
7 hereby avoided pursuant to 11 U.S.C. § 547 and preserved for the benefit of Sound Housing,
8 LLC.

9 2. Claim No. 6 is hereby disallowed pursuant to 11 U.S.C. § 502 as the claim has
10 been satisfied.

11 3. This is a final order. The Clerk is directed to close this adversary case.

12 /// End of Order ///

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14 PRESENTED BY:

15
16 /s/ Manish Borde
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